



Bluebell Lodge North End, Saltfleetby Louth LN11 7SX

welcome to

Bluebell Lodge North End, Saltfleetby Louth

IMMACULATELY PRESENTED 4 BEDROOM DETACHED HOUSE WITH AN ADDITIONAL 1 BEDROOM FLAT ABOVE WORKSHOP/GARAGE, OPEN PLAN LIVING/ DINING/ KITCHEN, 2 BEDROOMS WITH EN-SUITES. STUNNING MATURE GARDEN TO REAR & FIELD VIEWS TO THE FRONT

Entrance

Entrance door leads into the entrance hallway which has stairs leading to the first floor, under stairs cupboard, radiator & access into:

Kitchen/Living /Dining

24' 1" max x 22' 9" (7.34m max x 6.93m)

Comprising of modern wall, base and drawer units with worktop space over. The kitchen area offers breakfast bar, sink with drainer, integrated oven, five ring induction hob with extractor over, integrated fridge/freezer and dishwasher. There is also a double glazed window to the front elevation, patio doors to the rear and two radiators.

Pantry

4' 2" x 8' 10" (1.27m x 2.69m)

A great space for storage with a double glazed window.

Utility Room

8' 2" x 8' 10" (2.49m x 2.69m)

Has an entrance door to the side elevation as well as double glazed window, window, space and plumbing for a washing machine and work surface with sink.

Office/ Bedroom

13' 7" x 6' 7" (4.14m x 2.01m)

Ideal to use as a home office/snug/play room or additional bedroom 5 if required, offering a double glazed window o the front elevation and a radiator.

Shower Room

Has a shower, WC, sink with vanity, radiator and a double glazed window.

Landing

Has a radiator and doors leading into the following

rooms:

Bedroom 1

11' 2" x 13' (3.40m x 3.96m)

Has a double glazed window, radiator and door into:

En-Suite

Has a shower, WC, Sink with vanity storage, towel radiator and an opaque window.

Bedroom 2

13' 9" x 11' 3" (4.19m x 3.43m)

Has a double glazed window and a radiator.

En-Suite

Has a shower, WC, sink with vanity storage, radiator and an opaque window.

Bedroom 3

11' 3" x 13' (3.43m x 3.96m)

Has a double glazed window and a radiator.

Bedroom 4

11' 3" x 13' 8" (3.43m x 4.17m)

Has a double glazed window and a radiator.

Family Bathroom

Comprising of a free standing bath, separate shower, sink with vanity storage, WC, radiator and a double glazed window.

Workshop/ Garage

24' 10" x 22' 5" (7.57m x 6.83m)

The vendors currently use this space as a workshop but can easily be converted back to use as a garage. This area has a small kitchen area with base units, worktop space and sink. There is also a shower room with Shower, WC and sink. There is also a roller door to the front elevation and stairs leading to the flat.





Flat Kitchen Living Area

17' 6" x 12' 9" (5.33m x 3.89m)

Has wall, base and drawer units with worktop space over, sink, integrated dishwasher, fridge, oven & hob. A door leads into:

Bedroom

10' 1" x 12' 8" (3.07m x 3.86m)

Has a double glazed window and velux window. There is also a corner bath, sink with vanity and WC.

External

The property is set within 0.7 acres (STS) and offers ample off road parking for multiple vehicles. The rear garden is beautifully landscaped and includes an enclosed private wooded area, mainly lawned with the addition of well stocked flower beds, decking area, and beautiful mature trees and shrubs ... a viewing is highly recommended to appreciate the size and how picturesque the garden is.



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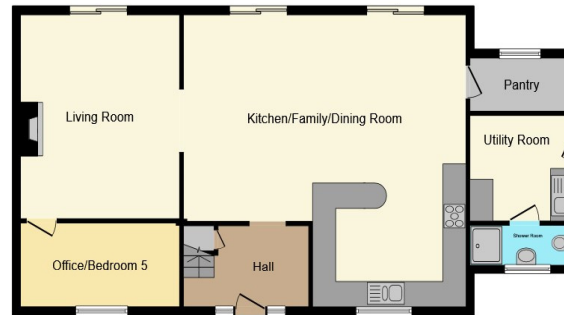
- ***NO ONWARD CHAIN***
- IMMACULATE & MODERN DETACHED HOUSE
- 4 BEDROOMS WITH TWO OFFERING EN-SUITES
- ADDITIONAL 1 BEDROOM FLAT
- WORKSHOP/GARAGE

Tenure: Freehold EPC Rating: C

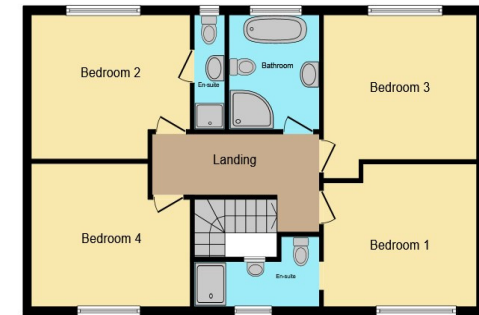
offers over
£575,000

directions to this property:

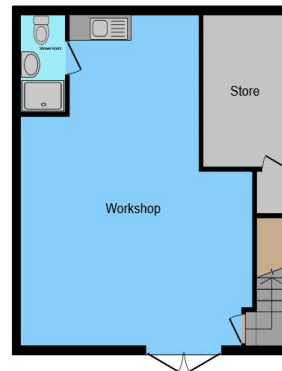
See Multi-map illustration



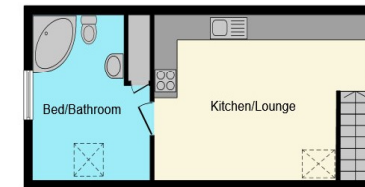
Ground Floor



First Floor



Annex Ground Floor



Annex First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SKG109045 - 0009

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